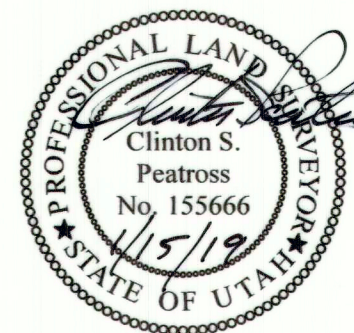
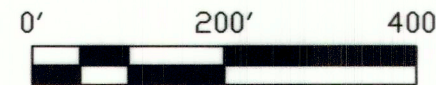


RECORD OF SURVEY AND
MINOR SUBDIVISION OF
RANCHES AT PINION RIDGE,
PHASE 6
A MOUNTAINS WEST
RANCHES SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 26
TOWNSHIP 3 SOUTH, RANGE 7 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHEсне COUNTY, UTAH



SCALE 1" = 200'



- = SET 5/8"X24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666
- = FOUND 1/2" REBAR SET DURING PREVIOUS SURVEYS
- ⊕ = SOIL TEST HOLE LOCATION

TEST HOLE LOCATIONS

LOT 1	40°11.410'N	110°38.245'W
LOT 2	40°11.404'N	110°38.126'W
LOT 3	40°11.322'N	110°38.022'W
LOT 4	40°11.260'N	110°38.048'W
LOT 5	40°11.265'N	110°38'190'W
LOT 6	40°11.303'N	110°38.259'W
LOT 7	40°11.231'N	110°38'294'W

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1226 for information prior to a purchase of a lot or construction of a building in this subdivision.

This property is within the Uinta Basin, a highly active and developed oil and gas field. Lot owners should expect oil and gas related operations to occur at any time of day or night including, but not limited to, heavy truck traffic workover/drilling activities, etc., including new wells on these or adjacent lands. There is no County maintenance or dust control requirements on any roads in this subdivision. Existing roads within and accessing this subdivision may be private oilfield roads maintained at the operator's discretion, may not be open for public or lot owner travel, and may be reclaimed in the future. At a minimum, roads marked "No Subdivision or Public Access" and "Oil Well" lots on this plat are private and are not for subdivision or public use.

Roads
Mountains West Ranches and its assignees hereby retains a perpetual right of way and utility easement along all road right of ways depicted on this map for ingress egress and utilities. Mountains West Ranches and it's assignees shall have the right to maintain, upgrade, and keep roads open along all said easements. Mountains West Ranches and its assignees, at its discretion, shall have full access to all easements for any future development/s on any lands.

Lots 1 and 2 are feasible for conventional onsite wastewater systems. Lots 3, 5-7 are feasible for alternative onsite wastewater systems. Lot 4 will need further evaluation by geologist or engineer due to shallow soil.

All Parcels must drill water wells within the circular region depicted on their parcel to maintain the protection zones around the water wells within the subdivision. Any deviation from this standard must be coordinated with Tri-County Health Department to show adequate protection and feasibility.

All water wells must be grouted to a minimum of 100' in depth. Any deviation from this standard must be coordinated with Tri-County Health Department to show feasibility and protection zone compliance.

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Mountains West Ranches, A J.T. Grant Company, Inc., that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described property, for the purpose of creating a Minor Subdivision, and then prepare a Record of Survey plat:

GRANT PROPERTY DESCRIPTION

ACCORDING TO THAT CERTAIN WARRANTY DEED
RECORDED 12 SEPTEMBER 2017, AS FOUND BY ENTRY #508629
TOWNSHIP 3 SOUTH, RANGE 7 WEST, UTAH SPECIAL BASE AND MERIDIAN
SECTION 26: The Northeast quarter of the Southeast quarter.

YI PROPERTY DESCRIPTION

ACCORDING TO THAT CERTAIN WARRANTY DEED
RECORDED 1 JANUARY 2007, AS FOUND BY ENTRY #392202
TOWNSHIP 3 SOUTH, RANGE 7 WEST, UTAH SPECIAL BASE AND MERIDIAN
SECTION 26: The Southeast quarter of the Southeast quarter.

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that TREN J. GRANT the owner of the above described tract of land, have caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, President of Mountains
West Ranches, a J.T. Grant Co., Inc.

ACKNOWLEDGEMENT

State of _____ } s.s.
County of _____

On this _____ day of _____, 20____, personally appeared before me,
TREN J. GRANT, signer of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that he signed
it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. _____ Notary Public

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that DEVIN YI and TYLER YI, the owner's of the above described tract of land, have caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

DEVIN YI TYLER YI
JOINT TENANT JOINT TENNANT

ACKNOWLEDGEMENT

State of _____ } s.s.
County of _____

On this _____ day of _____, 20____, personally appeared before me,
DEVIN TY and TYLER YI, signers of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that
the signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. _____ Notary Public

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032

cell: (435)724-4386
email: cpeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 5/17/2018
SHEET : 1 OF 1 JOB NAME: MTNS WEST RANCHES JOB# 1271

MOUNTAINS WEST
LAND • INVESTMENT • RANCHES

County Surveyor's File # 3912